

SYDNEY WATER
BUILDING PLAN APPROVED
ASSET NOT AFFECTED

Dolfin No: D13/4-06797

Quick Check Ref No: 8583639

Qalchek PM No: 11631

Property Location

Street No: 28

Lot No: 2267

Street Name: Tengala Drive

Suburb: Jordan Springs



Building/Structure Description: new residence

Building Plan No: 13651

Proposed building/structure is **APPROVED** to be constructed **OVER/ADJACENT TO** a Sydney Water sewer/asset as:

1. Service Location Report / Work As Constructed plan reveals the building/structure is outside the Zone of Influence. No special precautions required.

APPROVED BY

WSC Company Name: Qalchek Pty Limited

Name of Key Personnel: D Loizou

Signature of Key Personnel: *D. Loizou*

Date: 25/10/2013



Application Lodgement Summary

WATER

Reference Number 8583639

Date Requested: Fri October 25 2013

DOI.FIN Number D13/4-06797

Agent Plumbers CoOp Penrith, Unit 2/112 -114 Batt Street
Applicant A U C U, 27 Taylor Ave Wentworth Falls 2782
Property/Asset 28 Tengala Dr, Jordan Springs 2747 (Dixon Pty Ltd) PNUM: 5517354
 150 mm PVC Sewer Main - (10583051) (WasteWater)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$17.01	\$0.00	\$17.01

REFERRAL FOR BUILDING PLAN APPROVALS

Quick Check Agent

The Quick Check Agent has lodged your application with Sydney Water and determined that your proposed building/structure may potentially impact on Sydney Water's Infrastructure.

The Quick Check Agent has advised you to contact a Water Servicing Coordinator for approval of your proposed building/structure. The Water Servicing Coordinator acts as your contact in dealing with Sydney Water.

Water Servicing Coordinator

Some of the activities required prior to approving your plan may include;

- Reviewing your proposed building/structure plans and discussing options.
- Advise if a Service Protection Report (also known as a Pegout) is required.
- Advise if structural engineering detail is required.
- Arrange supervision of concrete encasement and piling.
- Specify asset protection requirements and/or alternative options.

Water Servicing Coordinators are located across Sydney, Illawarra and the Blue Mountains. Sydney Water recommends that you contact several Water Servicing Coordinators to ensure you choose the one that is most appropriate for you.

To assist in your selection, Sydney Water recommends you ask each Water Servicing Coordinator the following type of questions:

1. How long will it take to obtain the Building Plan Approval?
2. How much do you charge for a Building Plan Approval?
3. If I require a Service Protection Report (pegout), how much will it cost?
4. Are there any other charges that I may have to pay?

For more information and a list of Water Servicing Coordinators, visit the Building, Developing and Plumbing section of Sydney Water's website at www.sydneywater.com.au. Alternatively you may obtain a list from the Sydney Water call centre on Tel: 13 20 92.

A.3

- ROOFWATER**
- To Street Channel or Gully
 - To Connection Point
 - To Deposition Pits
 - To Rubble Pits (MIN 6m from house & 1.5m from bdy)
 - To Water Tanks

WATER TANK PLUMBING AND CAPACITY TO COMPLY WITH COUNCIL REQUIREMENTS AND BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

EARTHWORKS
 GL: 35.45 approx
 FFL: 35.75 approx

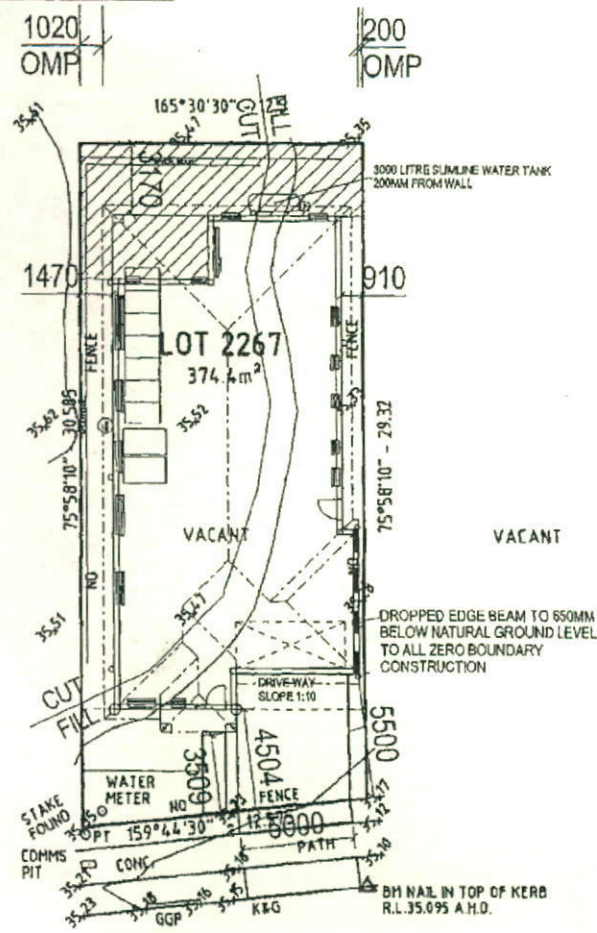
Side Scarpe, Import & Compact fill to provide level building pad

NOTES:
 * When preparing plumbing & drainage plan, position pipes under floor slab to allow for shortest possible run
 * All dimensions, boundary and setbacks to be verified on site
 The pad and slab height levels are to be read as that stated plus or minus 500mm and subject to further changes due to moisture content, settlement, bulking and / or similar. The client accepts that those levels will be varied without further notice to avoid extra costs of importing or disposing of fill.
 CLIENT

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE REQUIRED	56.16m ²	15%
PRIVATE OPEN SPACE PROVIDED	56.18m ²	15%

UNCOVERED P.O.S. REQUIRED	42.12m ²	75%
UNCOVERED P.O.S. PROVIDED	44.27m ²	78.8%



CAUTION

- THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS.
- NON-VISIBLE SERVICES HAVE NOT BEEN LOCATED.
- THE CERTIFICATE OF TITLE MUST BE CHECKED FOR EASEMENTS AND ENCUMBRANCES.

NOTE
 LEVELS TAKEN ON 19/4/13 AND ARE SUBJECT TO CHANGE OR SITE GRADING.

Accredited Supplier to SYDNEY WATER
BUILDING PLAN APPROVED
ASSET NOT AFFECTED
 Ref No: 2013/14-016977 Date: 29/04/13

- WARNING:-**
1. Plan compiled from information at Land Titles Office as regards dimensions and these are subject to final survey
 2. All details and features shown hereon have been plotted in relation to the occupations (fences and/or walls, etc.). These occupations have not yet been accurately located in relation to the boundaries.
 3. The detail and features and contours are shown to scale plot accuracy only. Copying may distort the scale.
 4. Service structures shown hereon are those that were visible at the time of survey and have been located by field survey. Further services may be present. Prior to any construction or excavation on site the relevant authorities should be contacted for possible location of further underground services and detailed locations of all services.

SITE CALCULATIONS

SITE AREA: 374.4 m²
 GROUND FLOOR: 173.21 m²
 FIRST FLOOR: N/A
 GARAGE: 36 m²
 PORCH: 15.26 m²

SEPP CODE CALCULATIONS

SITE COVERAGE: 55.87 %
 FLOOR AREA: 209.21 m²
 LANDSCAPING: >40%

BM ORIGIN 55M18014.8 R.L. 36.367 BY OTHERS

1470 SETOUT

5670 SETOUT

TITLE
LEVEL AND FEATURE SURVEY
 LOT 2267 D.P. UNREGISTERED
 TENGALA DRIVE
 JORDON SPRINGS

ASHER SILCOCK CONSULTING
 PTY LTD
 A.C.N. 505 945 790
 2/233 Macquarie Rd, Hornsby, NSW 2095
 PHONE: 94363454
 FAX: 94363453
 CIVIL AND RESIDENTIAL SURVEYORS

DATE OF SURVEY	1:200	DATE	29/4/13
SCALE	1:200	JOB NO.	136512
DATE	A.H.D.	ISSUED BY	DB
DATE	1 OF 1	DATE	29/4/13